

043.0

0004

0016.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
885,000 / 885,000
885,000 / 885,000
885,000 / 885,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KIERNAN BRENDAN	
Owner 2: KIERNAN CHRISTY	
Owner 3:	
Street 1: 85 FRANKLIN ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: KIERNAN SHEILA A -	
Owner 2: KIERNAN BRENDAN/CHRISTY -	
Street 1: 85 FRANKLIN ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
8320	Sq. Ft.
Site	
0	80.
0.80	1

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8320.000	349,300		535,700	885,000		30193
							GIS Ref
							GIS Ref
							Insp Date
							04/16/09

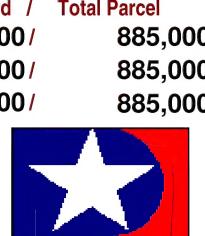
PREVIOUS ASSESSMENT								Parcel ID	043.0-0004-0016.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	349,300	0	8,320.	535,700	885,000		Year end	12/23/2021	
2021	101	FV	339,400	0	8,320.	535,700	875,100		Year End Roll	12/10/2020	
2020	101	FV	339,400	0	8,320.	535,700	875,100	875,100	Year End Roll	12/18/2019	
2019	101	FV	256,800	0	8,320.	569,200	826,000	826,000	Year End Roll	1/3/2019	
2018	101	FV	256,800	0	8,320.	415,200	672,000	672,000	Year End Roll	12/20/2017	
2017	101	FV	256,800	0	8,320.	361,600	618,400	618,400	Year End Roll	1/3/2017	
2016	101	FV	256,800	0	8,320.	308,000	564,800	564,800	Year End	1/4/2016	
2015	101	FV	246,700	0	8,320.	301,300	548,000	548,000	Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
KIERNAN SHEILA	69242-472	5/5/2017	Convenience		1	No	No				
KIERNAN JAMES P	49965-497	8/20/2007	Family		1	No	No				
	12781-451	1/1/1901	Family			No	No	N			

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/16/2021	478	Ingr. Po	27,000	C					11/12/2015	Permit Insp	PC	PHIL C
2/23/2021	149	Solar Pa	30,000	C					6/18/2013	Info Fm Prmt	EMK	Ellen K
12/15/2015	1935	Alterati	3,000						4/16/2009	Meas/Inspect	372	PATRIOT
10/8/2015	1523	Siding	30,366						3/1/2000	Mailer Sent		
5/6/2013	648	Manual	7,000	C					3/1/2000	Entry Denied	268	PATRIOT
									8/18/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/																								
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

101	One Family		8320	Sq. Ft.	Site			0	80.	0.80	1									535,682							535,700
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 05 - Garrison	1	Rating: Average																				
Sty Ht: 2 - 2 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 1 - Concrete		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																			
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																			
Sec Wall: 8 - Brick Veneer	10 %	OthrFix:	Rating:																			
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1														
Color: GRAY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Fpl: 2	Rating: Average			Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper																
Grade: C - Average		CONDOS INFORMATION				Lvl 2																
Year Blt: 1953	Eff Yr Blt:	Location:				Lvl 1																
Alt LUC:	Alt %:	Total Units:				Lower																
Jurisdct:	Fact: .	Floor:				Totals	RMS: 8	BRs: 4	Baths: 1	HB 1												
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:		No Unit	RMS	BRs	FL													
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		1	8	4														
Sec Int Wall: 1 - Drywall	20 %	Economic:	%	Additions:																		
Partition: T - Typical		Special:	%	Kitchen:																		
Prim Floors: 3 - Hardwood		Override:	%	Baths:																		
Sec Floors: 4 - Carpet	25 %	Total: 26.4 %		Plumbing:																		
Bsmnt Flr: 12 - Concrete				Electric:																		
Subfloor:				Heating:																		
Bsmnt Gar:				General:																		
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 2 - Gas																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 1																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.0-0004-0016.A										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	6X12	A	AV	1970	0.00	T	39.2	101										
More: N				Total Yard Items:				Total Special Features:				Total:										